

In re:
David Adenaike
Debtor

Case No. 16-13307-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: May 28, 2025

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 30, 2025:

NONE

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
db	+ Email/Text: adekmoss@gmail.com	May 29 2025 00:27:00	David Adenaike, 1036 Pine Street, Darby, PA 19023-2000

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 30, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 28, 2025 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor Toyota Motor Credit Corporation andrew.spivack@brockandscott.com wbecf@brockandscott.com
ANTHONY ST. JOSEPH	on behalf of Creditor United States of America on Behalf of IRS anthony.stjoseph@usdoj.gov Mardella.Suarez@usdoj.gov,CaseView.ECF@usdoj.gov
BRETT ALAN SOLOMON	on behalf of Creditor PNC Bank National Association bsolomon@tuckerlaw.com, agilbert@tuckerlaw.com
CHRISTOPHER JOHN LEAVELL	on behalf of Creditor Franklin Mint Federal Credit Union cleavell@klehr.com lclark@klehr.com
CORINNE SAMLER BRENNAN	on behalf of Creditor Franklin Mint Federal Credit Union cbrennan@klehr.com scmccginly@klehr.com;nyackle@klehr.com

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DENISE ELIZABETH CARLON

on behalf of Creditor PNC Bank National Association bkgroup@kmlawgroup.com

JACK K. MILLER

on behalf of Trustee WILLIAM C. MILLER Esq. philaecf@gmail.com, ecfemails@ph13trustee.com

JASON BRETT SCHWARTZ

on behalf of Creditor Philadelphia Federal Credit Union bkecf@friedmanvartolo.com bankruptcy@friedmanvartolo.com

JILLIAN NOLAN SNIDER

on behalf of Creditor PNC Bank National Association jsnider@fbtlaw.com, rmccartney@fbtlaw.com

KENNETH E. WEST

ecfemails@ph13trustee.com philaecf@gmail.com

KEVIN G. MCDONALD

on behalf of Creditor Toyota Motor Credit Corporation bkgroup@kmlawgroup.com

MEGAN N. HARPER

on behalf of Creditor City of Philadelphia megan.harper@phila.gov Edelyne.Jean-Baptiste@Phila.gov

ROBERT H. HOLBER

on behalf of Creditor Catherine Lukiyatu Adenaike rholber@holber.com LawOfficeofRobertHHolberPC@jubileebk.net

ROGER V. ASHODIAN

on behalf of Debtor David Adenaike ecf@schollashodian.com

STEPHEN VINCENT BOTTIGLIERI

on behalf of Creditor Delaware County Tax Claim Bureau sbottiglieri@tszlegal.com ToscaniStathesZoellerLLC@jubileebk.net

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM J LEVANT

on behalf of Creditor Philadelphia Federal Credit Union efile.wjl@kaplaw.com wlevant@gmail.com

TOTAL: 17

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA**

[illegible]

ORDER

AND NOW, upon the filing of a Certification of Default by the Delaware County Tax Claim Bureau, the Moving Party, in accordance with the Stipulation of the parties filed on July 20, 2018 at Doc. 211 and approved by this Court on July 24, 2018 at Doc. 213, it is hereby

ORDERED:

The Automatic Stay of all proceedings, as provided under 362 of the Bankruptcy Code 11 U.S.C. 362 is modified with respect to the real property located at 1036 Pine Street, Darby, Delaware County, Pennsylvania bearing Folio Number 14-00-02541-00, as to allow the Movant to sell said real property at the next County Tax Sale, pursuant to the Pennsylvania Real Estate Tax Sale Law, and to take any legal or consensual action for enforcement of its right to such sale.

BY THE COURT:

Dated: May 28, 2025

**CHIEF JUDGE ASHELY M. CHAN,
UNITED STATES BANKRUPTCY COURT**